



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Presentation Regarding San Joaquin County Multi-Species Habitat Conservation and Open Space Plan

**MEETING DATE:** December 20, 1995


**PREPARED BY:** City Clerk

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**RECOMMENDED ACTION:** None required.

**BACKGROUND INFORMATION:** Barton Meays, COG Executive Director, and Amy Augustine, Project Coordinator, will be at the meeting to give the presentation and answer any questions the Council may have.

**FUNDING:** None required.

  
Jennifer M. Perrin  
City Clerk

APPROVED: \_\_\_\_\_

H. DIXON FLYNN  
City Manager



## *San Joaquin County Council of Governments*

Member Agencies: Cities of Escalon, Lathrop, Lodi, Manteca, Ripon, Stockton, Tracy, County of San Joaquin

November 2, 1995

Jennifer Perrin, City Clerk  
Lodi City Hall  
221 W. Pine St.  
Lodi, CA 95240

RE: December 20, 1995, City Council Agenda Item - San Joaquin County Multi-Species  
Habitat Conservation and Open Space Plan Update

Dear Ms. Perrin:

This is to confirm our discussion this morning. The San Joaquin County Council of Governments shall present an update on the status of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan to the Lodi City Council on December 20, 1995. The presentation will be approximately 5-10 minutes and I anticipate that the Council will have some questions following the presentation.

It is anticipated that Barton Meays, COG Executive Director, will give the presentation. I also will be present to answer questions. Each Council Member will be presented with a folder summarizing all phases of the Plan at the end of the presentation.

Please call if you have any questions. I look forward to seeing you again on December 20, 1995.

Sincerely,

Amy L. Augustine  
Project Coordinator

cc: Barton R. Meays  
Andrew Chesley  
Phillip Pennino  
David Morimoto

Fall 1995

# San Joaquin Habitat & Open space

P L A N

## Plan Status

## Preserve Design

Questions, comments and contributions to this quarterly newsletter of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan are encouraged and can be mailed to the San Joaquin Council of Governments c/o Amy Augustine, or faxed to (209) 532-1963.

**Plan Status-Preserve Design.** Toyon Environmental Consulting, Inc. is developing a preserve strategy to identify and describe valuable wildlife and open space lands, dividing the County into five subregions: the Delta zone, the southwest zone, the vernal pool zone, the riparian zone and the central zone. Each zone is associated with similar habitat types which support a collection of similar species.

Preserve design descriptions are being drafted for each of these subregions. Each description focuses on an "umbrella" species or "umbrella" habitat. Preservation of the "umbrella" species or habitat, in turn, preserves a larger group of multiple species identified for protection under the habitat and open space plan. Preserve descriptions establish minimum acreage requirements and other critical habitat needs for the "umbrella" species or habitat(s).

The Habitat Staff Working Group anticipates completing a review of preserve designs and estimates of the number of acres to be acquired in all preserves by December, 1995. Total acreage to be acquired in the preserves will be based on acreage of habitat that will be modified through construction, transportation, levee maintenance, flood control and other activities to be covered by the plan.

**Economic Analysis.** The acreage estimates and preserve descriptions will be used to prepare an economic analysis of the plan. The analysis, to be conducted by Recht Hausrath & Associates, Inc., of Oakland, will determine the costs of implementing the plan and identify multiple funding sources to finance both the short and long-term costs. The study also will provide a cost-benefit analysis, which will compare the cost of "doing business," both with and without the plan. It will address the economic impacts of the plan on the public and private stakeholders. The completed study is expected in March, 1996.

**Conceptual Outline.** In the interim, the Working Group and Policy Committee will begin their review of a conceptual outline for the habitat plan in January, 1996. The committees already have begun to answer questions necessary to complete the outline, including: who will oversee implementation of the plan? And, what preserve strategies will be used to implement the plan?

**National Fish and Wildlife Foundation Grant.** To assist in preparing the draft plan, the Council of Governments was awarded a \$50,000 challenge grant from the National Fish and Wildlife Foundation. COG thanks the Foundation and also the local agencies contributing additional funds for the grant challenge.

**The Community Speaks Out.** The preparation of the draft plan also will take into consideration the 271 responses received from the community wide survey that was distributed in June and July to city and county agencies, members of the local Building Industry Association of the Delta, Audubon Society, Farm Bureau, the Chamber of

**San Joaquin Council of  
Governments**

c/o Amy Augustine

P.O. Box 1010

Stockton, CA 95201-1010

209-468-3913

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## Community Speaks Out



Commerce, and libraries. A detailed overview of the responses is available, upon request, from the Council of Governments. A few of the highlights include:

- 85% of the respondents stated that San Joaquin County should protect open spaces for wildlife and plant life, 76.4% want open spaces for agriculture and 68.3% cited the need for open space for recreation and buffers between cities.
- One-third indicated a desire to see the plan funded by a combination of state and federal funds, property assessments and fees on new building.
- 39.1% preferred the use of fees on new building, while 25.5% felt that property assessments were an appropriate means for financing the Plan.
- 50.2% stated that they would consider selling a conservation easement on their land if that easement does not interfere with existing agricultural operations. 29.5% stated that prohibitions on trespassing were a primary concern.
- The preservation of riparian areas, the Delta, a buffer between Lodi and Stockton, oak woodlands, agricultural lands and wetlands topped the list of places that residents felt should be considered for open space.

Responses were received from throughout San Joaquin County, with 6 coming from outside. The largest response

came from Stockton with 154 respondents, followed by Lodi with 33 and Tracy with 19. Detailed analyses, by area, are available upon request.

**Workshops.** Our first series of community workshops were held June 19, 21 and 22, in Lodi, Lathrop and Stockton, respectively. The workshops directed attention to the need for an incentive program to encourage participation by agricultural stakeholders. Watch this newsletter for updates on the content of the agricultural incentive program and for the dates of upcoming workshops.

**Name-the-Plan-Contest.** Thanks to all the creative contestants who submitted entries, including "Sensible Open Spaces," "The Fields of Dream Plan," "Space and Species Protection Plan," "Habitat 2001," "The Habittrail," "Eco-Plan," and "Poshms," to name just a few of the 21 entries received.

Alas, the Habitat Policy Advisory Committee decided that our 18-month-old name already has stuck and should be retained to avoid confusion. So, we resorted to pulling a name out of the hat. Congratulations to our honorary winner, Emilio Jurez of Stockton, for his entry, "Habitat Conservation Agency." COG extends appreciation to **Barnes and Noble Bookstore of Stockton** for providing the \$25 gift certificate to our winner.

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## PROJECT ABSTRACT

### SAN JOAQUIN COUNTY MULTI-SPECIES HABITAT CONSERVATION AND OPEN SPACE PLAN

The San Joaquin County Council of Governments is overseeing preparation of a multi-species, multi-habitat, multi-purpose open space management program for all of San Joaquin County. The impetus for the Plan arose from conflicts between proposed development and habitat lands for the Swainson's Hawk and San Joaquin Kit Fox--species protected under the State and Federal Endangered Species Acts.

In addition to these species, San Joaquin County is home to nearly 98 fish, plant and wildlife species which are afforded varying degrees of protection under the California Environmental Quality Act, the California Endangered Species Act, the Federal Endangered Species Act, the Migratory Bird Treaty Act and other local, state and federal regulations. Because the habitats for these species span multiple jurisdictions, local jurisdictions recognized the need for a regional strategy to open space planning and approached the San Joaquin County Council of Governments to coordinate the effort. A Memorandum of Understanding (MOU), outlining the goals and process for the Plan, was adopted on October 10, 1994. Signators to the MOU are: Caltrans - District 10, the California Department of Fish and Game, the U.S. Fish and Wildlife Service, San Joaquin County and the cities of Escalon, Lathrop, Lodi, Manteca, Ripon, Stockton and Tracy.

The Plan acknowledges that the fragmented approach currently being used to mitigate impacts to species on a project-by-project basis is not biologically reliable, does not meet long-term species preservation goals, frequently results in project delays and increases project costs. The Open Space Plan will replace these project-by-project reviews with agreements from state and federal agencies to permit development within identified growth areas, in exchange for the management of large tracts of land managed for species located outside of population centers. The approach eliminates redundant and costly project reviews in favor of an open space master plan providing long-term species protection, conservation of agricultural lands, a streamlined permitting process, and opportunities for recreation and education.

This streamlined approach to open space management is expected to reduce project costs for private development interests and other agencies that seek coverage under the Plan for a wide range of activities including state and local transportation projects, school expansions, levee maintenance, residential, commercial and industrial construction, and numerous other activities. The Plan, anticipated for completion in January, 1997, will form the basis for acquiring binding agreements, known as incidental take permits, from federal and state agencies. An economic study, recently underway, will assist in preparing a cost-benefit analysis and in determining multiple funding mechanisms for the Plan.

## PLAN STATUS AND ACCOMPLISHMENTS

To date, the San Joaquin County Council of Governments, with the assistance of the Habitat Policy Advisory Committee and Habitat Staff Working Group has:

- Drafted and oversaw adoption of a Memorandum of Understanding (MOU) which maps the goals and process for the Plan. The MOU was adopted October 10, 1994, by each of the County's seven cities, San Joaquin County, the California Department of Fish and Game, the U.S. Fish and Wildlife Service and the California Department of Transportation.
- Prepared Scope of Work and Hired Toyon Environmental Consulting, Inc. to prepare baseline biological studies
- Completed a database of nearly 3,000 known occurrences for endangered, threatened and other special status species in San Joaquin County.
- Mapped all the vegetation communities for the County from aerial photographs.
- Completed a land use map indicating the areas that local general plans and the California Department of Transportation have identified as areas targeted for development over the next 20 years.
- Conducted field surveys to locate threatened and endangered species in areas of the County where species occurrence information is sparse.
- Drafted preserve designs for multiple species and habitats. Preserve criteria is by description. Privately-owned parcels are not specifically identified in preserve designs to avoid impacting private property values.
- Obtained a \$50,000 grant from the National Fish and Wildlife Foundation to assist in preparing the Plan.
- Prepared and distributed a county-wide survey in June and July, 1995, to encourage community input and suggestions for the Plan. 271 responses were received.
- Held a series of three open houses for the public and agencies on June 19, 21, and 22nd 1995. Open Houses were held in Lodi, Lathrop and Stockton.
- Prepared Scope of Work and in the process of hiring Recht Hausrath & Associates to:
  - Undertake a cost-benefit analysis of the anticipated Plan,
  - Determine and recommend financing mechanisms for the Plan, and
  - Provide cost estimates and comparisons for acquiring easements on private lands or to purchase parcels outright from willing sellers. In addition, the analysis is considering the costs of a voluntary incentive program for private parcel owners, in particular farmers, interested in enhancing their properties for wildlife for time periods governed by the property owner with agreements to hold property owners harmless if endangered species occupy property enhanced under the incentive program.

## **ANTICIPATED TIME LINE**

### **NOVEMBER, 1995:**

BEGIN ECONOMIC ANALYSIS

### **DECEMBER, 1995**

COMPLETE BIOLOGICAL ANALYSIS

### **JANUARY, 1996:**

BEGIN REVIEW OF THE CONCEPTUAL PLAN OUTLINE

### **MARCH, 1996:**

PUBLIC MEETINGS TO REVIEW CONCEPTUAL PLAN OUTLINE  
BEGIN ENVIRONMENTAL REVIEW

### **LATE SPRING, 1996:**

COMPLETE ECONOMIC ANALYSIS  
BEGIN REVIEW OF DRAFT PLAN

### **SUMMER, 1996**

PUBLIC MEETINGS TO REVIEW DRAFT PLAN  
PREPARE PERMIT APPLICATIONS FOR STATE AND FEDERAL AGENCIES  
BEGIN REVIEW OF FINAL PLAN  
COMPLETE ENVIRONMENTAL REVIEW

### **WINTER, 1996**

PUBLIC MEETINGS TO REVIEW FINAL PLAN  
COMMITTEES APPROVE FINAL PLAN  
PLAN TO LOCAL JURISDICTIONS, STATE AND FEDERAL AGENCIES FOR ADOPTION

### **JANUARY - MARCH, 1997**

ADOPTED PLAN - IMPLEMENTATION BEGINS

ACTIVITIES TO BE COVERED BY THE PLAN

- New Construction (commercial, residential, industrial and others - rural and urban)
- Public projects including transportation projects, school expansions, flood control, new parks, utility installation and others
- Levee maintenance activities (raising and lowering, removing vegetation from, dredging to maintain)
- Non-agricultural activities on agriculturally-zoned properties similar, but not limited to:
  - Group Care
  - Child Care Services
  - Communication Services
  - Funeral and Intermment Services - cemeteries etc.
  - Educational Services - Schools
  - Lodging Services
  - Major Impact Services - airports (not primarily serving agricultural activities), sanitary landfills, hazardous waste disposal sites, and correctional institutions.
  - Shelters
  - Petroleum and Gas Extraction
  - Public Services - Police and fire stations, hospitals, post offices, libraries and museums
  - Recreation - Campgrounds, Marinas, Parks and Resorts. Parks including golf courses, regional parks. Resorts including summer camps, dude ranches and health spas.
  - Religious Assembly - Churches
  - Utility Services
  - Residences in General Ag zones are exempt from the Plan, however residences in Ag Urban or Ag Limited are included under the Plan.
- Agricultural uses requiring a discretionary permit located within urban incidental take area
- Mineral harvesting activities (participation pending economic study)
- Managing reserves, population surveys and general scientific research within preserves
- Oil and gas extraction, conveyance and refinement (participation pending input from local oil and gas producers)
- Other activities may be added as the planning process proceeds

## **PUBLIC AND AGENCY PARTICIPATION PROGRAM**

The San Joaquin County Council of Governments has undertaken an extensive public and agency participation program. For additional information on these and other programs, to arrange speakers, to confirm meeting times, or to be placed on mailing lists please contact Amy Augustine at the San Joaquin County Council of Governments: 468-3913.

### **MONTHLY MEETINGS**

All meetings are open to the public. Public input is encouraged and a public forum is scheduled for each meeting. Please call ahead to confirm location and time.

#### **LOCATION:**

HUMAN SERVICES BUILDING  
FIFTH FLOOR CONFERENCE ROOM C  
102 SOUTH SAN JOAQUIN ST., STOCKTON

#### **HABITAT POLICY ADVISORY COMMITTEE**

1:00 - 3:00 p.m.  
Every Fourth Monday

#### **HABITAT STAFF WORKING GROUP**

9:00 - 11:00 a.m.  
Every Second Thursday

### **NEWSLETTERS**

A quarterly newsletter provides information regarding the planning process and current status of the Plan.

### **WORKSHOPS**

The next public/agency meetings are anticipated in March, 1996; Summer 1996; and Winter, 1996.

### **PUBLIC PRESENTATIONS**

COG Staff is available for public presentations before interested groups, classes, agencies, civic groups and others. Slide presentations are available.

## PROJECT OVERVIEW AND HIGHLIGHTS

### SAN JOAQUIN COUNTY MULTI-SPECIES HABITAT CONSERVATION AND OPEN SPACE PLAN

**Project Area:** 896,000 acres/1400 square miles  
**Habitats:** grasslands, oak woodlands, fresh emergent marshes, vernal pools, riparian forests, Sacramento-San Joaquin Delta habitats (San Joaquin County encompasses 43 % of the Sacramento-San Joaquin Delta), irrigated pastures, crop and rangelands  
**Population:** 521,500 growing to 956,500 by the year 2020

<i>Species Addressed</i>	<i>Innovative Techniques and Strategies</i>	<i>Participants and Partners</i>
<p>98 fish, plant and wildlife species including:</p> <p>22 Federally and state-listed threatened, endangered and rare species; and</p> <p>76 species including Federal candidate species (Categories 1 and 2); State species of special concern; State special plant and animal species; Bird species protected under the Migratory Bird Treaty Act; California Native Plant Society rare, threatened and endangered plant species.</p>	<p>Extends management of species and habitats beyond the federal and state endangered species acts to include special status species and habitats of limited distribution and common species and habitats addressed under the California Environmental Quality Act and the Migratory Bird Treaty Act.</p> <p>Plan emphasizes multi-uses and multiple benefits of open space including wildlife protection; preservation of agricultural lands; recreational, scenic and educational opportunities and providing buffers between defined communities to encourage compact urban land use patterns.</p> <p>Provides a model for a cost-efficient conservation planning by emphasizing the use of Geographic Information System technology (computerized mapping and planning tool) and targeted species survey efforts with modified species survey protocols emphasizing evaluation of potential preserve areas.</p> <p>Emphasizes revitalization of pre-existing vernal pool complexes rather than creating new vernal pools "from scratch."</p> <p>Emphasizes multiple financing mechanisms for generating funding rather than a single-source development fee.</p> <p>Includes an economic analysis illustrating the economic benefits of the plan to the local economy.</p> <p>Emphasizes partnerships with ranchers and farmers for continuing productive use of crop and rangelands.</p>	<p>U.S. Fish and Wildlife Service</p> <p>California Department of Fish and Game</p> <p>California Department of Transportation - District 10</p> <p>San Joaquin County Council of Governments</p> <p>San Joaquin County</p> <p>Cities of: Escalon, Lathrop, Lodi, Manteca, Ripon, Stockton, Tracy</p> <p>Representatives from business, agriculture, conservation, local public agencies, public officials, Delta Protection Commission</p> <p>Coordination with educators, University of California Cooperative Extension, County Mosquito and Vector Control District, County Farm Bureau, State Department of Water resources, U.S. Bureau of Reclamation, Central Valley Project Improvement Act</p> <p>Consultation with American Farmland Trust and Ducks Unlimited</p> <p>Extensive public involvement program including twice-monthly open public meetings; quarterly newsletter; countywide community questionnaire; open house/workshops</p>

**MEMORANDUM OF UNDERSTANDING**  
**EXECUTIVE SUMMARY**

*Copies of the entire 37-page Memorandum of Understanding may be obtained by calling the San Joaquin County Council of Governments at (209) 468-3913.*

**ADOPTED:**  
**SIGNATORS:**

October 10, 1994  
Caltrans - District 10, the California Department of Fish and Game, the U.S. Fish and Wildlife Service, San Joaquin County and the cities of Escalon, Lathrop, Lodi, Manteca, Ripon, Stockton and Tracy

**WHAT IT IS:**

- An agreement to participate in the preparation of a Multi-Species Habitat Conservation Plan for San Joaquin County
- Establishes reasons for preparing the plan including compliance with state and federal laws; permit streamlining resulting in reduced development costs and faster permit processing; coordinated approach to wildlife conservation for more effective habitat protection; development of a predictable, standardized mitigation measures
- Describes proposed contents of the plan (Section 3.0)
- Identifies milestones and role of signatory agencies in meeting each milestone (Section 3.1.3)
- Describes expected role of CA Department of Fish and Game and US Fish and Wildlife in the process (Sections 3.4, 3.5)
- Describes expected level of participation from County and Cities (providing aerial photos, land use maps, environment review documents, staff contact persons and assisting in gaining access to private and public lands within each agencies jurisdiction)
- Describes potential sources to fund expected plan preparation costs of \$480,000 (Section 9)
- Establishes Council of Governments as Lead Agency and describes duties (Section 4.0)
- Describes membership and role of Habitat Policy Advisory Committee (Section 5.0)
- Describes membership and role of Habitat Staff Working Group (Section 6.0)
- Describes special status plants and animals to be considered in plan preparation (EXHIBIT A)
- Describes public participation program (Section 7.0)

**WHAT IT IS NOT:**

- A commitment to implement or otherwise be bound to the resulting plan
- A commitment to impose a development fee

## SUMMARY: COMMUNITY HABITAT QUESTIONNAIRE

Distribution: June-August, 1995 to Building Industry Association Members, Audubon Society Members, all branch libraries, Farm Bureau Members, Community Development and Planning Department Public Counters, Chamber of Commerce, Community/Agency Workshop Participants, Interested Parties

Total Number of Respondents: 271 (Stockton - 154), (Lodi - 33), (Tracy - 19)

Question	Answers	Lodi			Stockton			Tracy			County Total		
2. I believe San Joaquin County needs to protect Open Spaces For:	Wildlife and plant life	3	24	72.7%	1	143	92.8%	1	16	84.2%	1	230	85.0%
	Agriculture	1	29	87.9%	2	125	81.2%	3	9	47.4%	2	207	76.4%
	Recreation	4	20	60.6%	3	121	78.6%	3	9	47.4%	3	185	68.3%
	Buffers between cities	2	26	78.8%	4	111	72.1%	2	11	57.9%	3	185	68.3%
	Does not need to preserve open space	0	0	0	6	6	3.9%	4**	3	15.8%	4	19	7.0%
	Quality of Life	5 + + +	1	3.0%	5	8	5.2%	6 +	1	5.3%	6*	10	3.7%
3. I believe that open space should be purchased by using:	A combination of state funds, federal funds, property assessments, fees on new building	1	18	54.5%	3	79	51.3%	1	12	63.2	1	136	50.2%
	State funds	2	16	48.5%	1	85	55.2%	3	6	31.6	2	131	48.3%
	Federal funds	3	15	45.5%	2	81	52.6%	2	7	36.8	3	126	46.5%
	Fees on new building	4	14	42.4%	4	69	44.8%	3	6	31.6	4	106	39.1%
	Property assessments	5	9	27.3%	5	50	32.5%	4 + +	3	15.8	5	69	25.5%
4. I would consider selling a conservation easement on my land if:	Does not interfere with current agricultural operations / current use	1	12	36.4%	1	47	30.5%	1	5	26.3	1	90	33.3%
	Prohibits trespassing	2	9	27.3%	2	39	25.3%	4	1	5.3	2	80	29.5%
	Other (see attached list)	3	4	12.1%	3	34	22.1%	3	2	10.5	3	48	17.7%
	Would not consider	4	1	3.0%	5	5	3.2%	2	4	21.1	4	18	6.6%
	Had a termination date	4	1	3.0%	4	6	3.9%	0	0	0.0	5	8	3.0%

Question	Answers	Lodi			Stockton			Tracy			County Total		
5. I would not consider a conservation easement for my property because:	My land is too small	1	4	12.1%	1	30	19.5%	2	1	5.3	1	48	17.7%
	Government mistrust/interference with private property rights	2	2	6.1%	3	10	6.5%	1	4	21.1	2	27	10%
	Other	0	0	0.0%	2	13	8.4%	2	1	5.3	3	16	5.9%
	I do not own land	2	2	6.1%	4	6	3.9%	0	0	0.0	4	9	3.3%
6. The following areas should be considered for open space:	Riparian areas	2	5	15.2%	1	50	32.5%	2	4	21.1	1	74	27.3%
	Other (see attached)	2	5	15.2%	3	42	27.3%	3	3	15.8	2	67	24.7%
	Delta	3	4	12.1%	2	43	27.9%	3	3	15.8	3	61	22.5%
	Buffer between Lodi and Stockton	1	12	36.4%	5	36	23.4%	4	2	10.5	4	57	21.0%
	Oak woodlands	4	3	9.1%	4	40	26.0%	3	3	15.8	5	55	20.3%
	Agricultural lands	3	4	12.1%	6	35	22.7%	1	6	31.6	6	52	19.2%
	Wetlands	5	2	6.1%	7	30	19.5%	4	2	10.5	7	41	15.1%
8. Additional comments:	Supports plan	1	9	27.3%	1	24	15.6%	1	4	21.1	1	51	18.8%
	Other (see attached)	2	2	6.1%	2	18	11.7%	0	0	0	2	33	12.2%
	Concerned with Government regulation/involvement in private property rights	2	2	6.1%	4	7	4.5%	2	3	15.8	3	19	7.0%
	Save agricultural lands	0	0	0.0%	3	10	6.5%	0	0	0	4	11	4.1%
	Avoid removing lands from government tax roles	0	0	0.0%	5	1	0.6%	0	0	0	5	4	1.5%

\*"Other" ranked #5 for the entire County

\*\* Tied with "Air Quality"

+ "Water" ranked #5

++Tied with "Tax incentives" and "Should not purchase"

+++Tied with "Water"

**NOTE: A FULL COPY OF THE RESULTS OF THE COMMUNITY QUESTIONNAIRE MAY BE OBTAINED FROM THE COUNCIL OF GOVERNMENTS AT (209) 468-3913.**

## HABITAT SURVEY

Lodi

Number of respondents 33

2. I believe that San Joaquin county needs to protect open space for:

CATEGORY	NUMBER	PERCENT OF TOTAL
Wildlife	24	72.7%
Recreation	20	60.6%
Agriculture	29	87.9%
Buffers between cities	26	78.8%
Does not need to preserve open space	0	0.0%
Water	1	3.0%
Air quality	0	0.0%
Quality of Life	1	3.0%
Planned growth	0	0.0%
Plantlife	0	0.0%
Other	0	0.0%

3. I believe that open spaces should be purchased using:

CATEGORY	NUMBER	PERCENT OF TOTAL
State Funds	16	48.5%
Federal Funds	15	45.5%
Property Assessments	9	27.3%
Fees on new building	14	42.4%
A combination of these	18	54.5%
Tax incentives for private grants/charitable trusts	0	0.0%
Conservation Society	2	6.1%
Should not purchase	0	0.0%
Taxes/fees	1	3.0%
	3	

4. I would consider selling a conservation easement on my land if it:

CATEGORY	NUMBER	PERCENT OF TOTAL
Does not interfere with current agricultural operations	12	36.4%
Prohibits trespassing	9	27.3%
Would not consider	1	3.0%
Does not interfere with current use	0	0.0%
Had a termination date	1	3.0%
Other	4	12.1%

5. I would not consider a conservation easement for my property because:

CATEGORY	NUMBER	PERCENT OF TOTAL
I do not own land	2	6.1%
My land is too small	4	12.1%
Government mistrust/interferes with private property rights	2	6.1%
Other	0	0.0%

Lodi

6. The following areas should be considered for open space

CATEGORY	NUMBER	PERCENT OF TOTAL
Delta	4	12.1%
Riparian areas	5	15.2%
Buffer between Stockton and Lodi	12	36.4%
Wetlands	2	6.1%
Agricultural land	4	12.1%
Oak woodlands	3	9.1%
Other	5	15.2%

7. I am interested in more information about the open space plan.

**SEE ATTACHED MAILING LIST**

8. Additional comments or questions.

CATEGORY	NUMBER	PERCENT OF TOTAL
Supports plan	9	27.3%
Concerned with govern- ment regulations/ involvement with private property rights	2	6.1%
Save agricultural lands	0	0.0%
Avoid removing lands from government tax roles	0	0.0%
Other	2	6.1%

*Lodi*

## HABITAT SURVEY

271 Respondents

271

1. I am a resident of or own land in the following city or community in the County:

REGION	NUMBER	PERCENT OF TOTAL
San Joaquin County	14	5.2%
Stockton	154	56.8%
Ripon	4	1.5%
Modesto	2	0.7%
Manteca	9	3.3%
Clements	5	1.8%
French Camp	3	1.1%
Escalon	5	1.8%
Lathrop	3	1.1%
Tracy	19	7.0%
Lodi	33	12.2%
Linden	6	2.2%
Woodbridge	2	0.7%
Sacramento	3	1.1%
San Francisco	3	1.1%
Stockton/Lodi	2	0.7%

2. I believe that San Joaquin county needs to protect open space for:

CATEGORY	NUMBER	PERCENT OF TOTAL
Wildlife	225	83.0%
Recreation	185	68.3%
Agriculture	207	76.4%
Buffers between cities	185	68.3%
Does not need to preserve open space	19	7.0%
Water	8	3.0%
Air quality	7	2.6%
Quality of Life	10	3.7%
Planned growth	5	1.8%
Plantlife	5	1.8%
Other	12	4.4%

3. I believe that open spaces should be purchased using:

CATEGORY	NUMBER	PERCENT OF TOTAL
State Funds	131	48.3%
Federal Funds	126	46.5%
Property Assessments	69	25.5%
Fees on new building	106	39.1%
A combination of these	136	50.2%
Tax incentives for private grants/charitable trusts	16	5.9%
Conservation Society	8	3.0%
Should not purchase	8	3.0%
Taxes/fees	4	1.5%
Other	24	8.9%

4. I would consider selling a conservation easement on my land if it:

CATEGORY	NUMBER	PERCENT OF TOTAL
Does not interfere with current agricultural operations	84	31.0%
Prohibits trespassing	80	29.5%
Would not consider	18	6.6%
Does not interfere with current use	6	2.2%
Had a termination date	8	3.0%
Other	48	17.7%

TOTAL

5. I would not consider a conservation easement for my property because:

CATEGORY	NUMBER	PERCENT OF TOTAL
I do not own land	9	3.3%
My land is too small	48	17.7%
Government mistrust/ interferes with private property rights	27	10.0%
Other	16	5.9%

6. The following areas should be considered for open space:

CATEGORY	NUMBER	PERCENT OF TOTAL
Delta	61	22.5%
Riparian areas	74	27.3%
Buffer between Stockton and Lodi	57	21.0%
Wetlands	41	15.1%
Agricultural land	52	19.2%
Oak woodlands	55	20.3%
Other	67	24.7%

7. I am interested in more information about the open space plan.

**SEE ATTACHED MAILING LIST**

8. Additional comments or questions.

CATEGORY	NUMBER	PERCENT OF TOTAL
Supports plan	51	18.8%
Concerned with govern- ment regulations/ involvement with private property rights	19	7.0%
Save agricultural lands	11	4.1%
Avoid removing lands from government tax roles	4	1.5%
Other	33	12.2%

TOTAL

The San Joaquin Council of Governments is preparing an open space plan. The plan has three key goals:

- To preserve valuable wildlife, recreation and agricultural lands;
- To allow public and private building projects to comply quickly and economically with state and federal wildlife laws;
- To respond to the open space needs of county residents.

The Council of Governments is encouraging public input to guide plan preparation. To assist them, please complete and return this survey by June 30, 1995.

1. I am a resident of or own land in the following city or community in the county:

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2. I believe that San Joaquin County needs to protect open space for (check all that apply):

- ☐ Wildlife
- ☐ Recreation
- ☐ Agriculture
- ☐ Buffers between cities
- ☐ Does not need to preserve open spaces
- ☐ Other: \_\_\_\_\_

---

3. I believe that open spaces should be purchased using (check all that apply):

- ☐ State Funds (grants)
- ☐ Federal funds (grants)
- ☐ Property assessments
- ☐ Fees on new building
- ☐ A combination of these
- ☐ Other: \_\_\_\_\_

---

4. Under the plan, interested property owners would retain ownership of their property and receive payments for agreeing to preserve open spaces on their land. The agreement is called a conservation easement. Please check the appropriate box:

I would consider selling a conservation easement on my land if it:

- ☐ Does not interfere with current agricultural operations
- ☐ Prohibits trespassing
- ☐ Other: \_\_\_\_\_

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5. I would not consider a conservation easement for my property because:

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6. The following areas should be considered for open space:

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7. I am interested in more information about the open space plan. My address is:

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8. Additional comments or questions:

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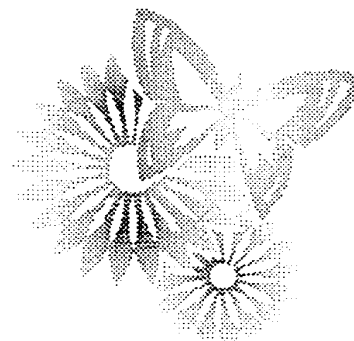
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JUNE 30, 1995**



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Barry Hand	City of Tracy
Brad Lange	Lange Twins
Phil Pennino	HPAC Chair

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Waldo Holt (for Steve)  
Peter Cross (for Sheila)  
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